

Chapter 3 - Using Title 24

First-time readers of CCR Title 24, Parts 2, 3, 4, and 5 frequently experience difficulty and may make incorrect conclusions. Most competent users of CCR Title 24 have learned how to use it only after considerable practice. The CBSC's adoption of the 1998 edition of CCR Title 24 made considerable improvements to the instructions on how to read the publication. Studying this chapter of this handbook will provide additional help. For clarity, some matters already discussed must be repeated in this chapter.

First, understand that Parts 2, 3, 4, 5, 9 and 10, of CCR Title 24, are based on the model codes as previously discussed in Chapter 1 of this handbook. Parts 2, 3, 4, and 5 contain adopted model code language and California Amendments by several State agencies such as the Department of Housing and Community Development (HCD), Division of the State Architect (DSA), Office of the State Fire Marshal (SFM), and the Office of Statewide Health Planning and Development (OSHPD), and others. Part 9 is the California Fire Code based on the Uniform Fire Code as adopted and amended by only the Office of the State Fire Marshal. Part 10 is the California Code for Building Conservation based on Appendix Chapter 1 of the 1997 Uniform Code for Building Conservation published by the International Conference of Building Officials. The local building department must enforce the majority of these adoptions and California Amendments.

<i>Note: Readers should have CCR Title 24, Part 2, Volume I in hand while reading the balance of this chapter.</i>
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CCR Title 24, Part 2, Volume I, based on the 1997 Uniform Building Code, will be the basis for this discussion. In comparison to the other Parts, Part 2 has adoptions and California Amendments by the most number of State agencies. This occurs because of the separate and overlapping jurisdictions granted these State agencies by State law. One building design may be subject to the adoptions and amendments in Part 2 by several State agencies. As an example, the design and construction of a hotel will be subject to the provisions of Part 2 adopted by HCD for the structural and construction, DSA for accessibility, and the SFM for fire and panic safety. Accordingly, persons applying Part 2 must be able to identify all adoptions and amendments by HCD, DSA, and SFM

applicable to a hotel or place of employment. Local fire and building departments are required to enforce these adoptions and amendments.

Each State adopting agency's jurisdiction is explained in the "application" section of each Part. The application sections are:

- Section 101.17 in Part 2, the California Building Code
- Section 089-7 in Part 3, the California Electrical Code
- Section 108 in Part 4, the California Mechanical Code
- Section 101.11 in Part 5, the California Plumbing Code

In each of the "application" sections, the State agencies establish an identification acronym, which is more commonly referred to as a "banner." The banners are used throughout the Part as a means of identifying California Amendments that apply to buildings or features of buildings subject to that State agency's regulatory jurisdiction. As an example, the application sections 101.17.9 and 101.17.14 in Part 2, explains that a code section and/or California Amendment that is preceded by the banners [HCD-1], and [SFM], are provisions adopted by the Department of Housing and Community Development and/or the Office of the State Fire Marshal, and are applicable to any building or building feature subject to their jurisdiction as identified in sections 101.17.9 and 101.17.14. Within Parts 2, 3 and 5, provisions adopted by HCD and the Division of the State Architect/Access Compliance Unit, establishing accessibility requirements are identified by the banners [HCD-1] and [DSA/AC]. However, HCD is in the process of changing the banner for adoptions and California Amendments relating to accessibility to [HCD-1/AC] in order to distinguish multifamily housing accessibility requirements. The process is incomplete at this time so both [HCD-1] and [HCD-1/AC] banners appear in some Parts.

The adoptions of the model code language and or California Amendments through the State agencies are identified in the **Matrix Adoption Tables** located after the index and before the first chapter or article of each of the Title 24 parts based on the model codes. Developing the ability to read the **Matrix Adoption Tables** requires study and practice. Preceding the Matrix Adoption Tables, each Part provides instructional information on how to read the Tables. In CCR Title 24 Part 2, (at time of printing this publication) the information is provided on page 1-xvi.1 and 1-xvi.2. HCD urges readers of this handbook to study the instructions and become familiar with applying the Tables.

The following rules will help when reading CCR Title 24:

1. **Identify Jurisdiction: Identify the State agencies having jurisdiction over the building occupancy or building feature in the project.** Learn each of the banners for these State agencies. The banners are identified in the page(s) before the Matrix Adoption Tables in each Part. The jurisdiction of each State agency is explained in the “application” section of each Part as discussed above.
2. **Matrix Adoption Tables: Verify that each CCR Title 24 section you are applying is shown in the Matrix Adoption Tables as being adopted by the State agency having jurisdiction over the building occupancy or building feature.** The Matrix Adoption Tables identify each section or subsection of the code and which State agency adopts the model code language or adds a California Amendment. In some cases only selected sections of a model code chapter are adopted. An example from Part 2 is section 303. Only the title and subsection 303.1.2 is adopted by HCD for hotels, motels, apartments, lodginghouses and dwellings. This is because the section applies to assembly occupancies that are the jurisdiction of the SFM who adopts the entire Chapter

California Amendments are identified in the Matrix Adoption Tables with “CA” printed next to the section number or subsection number. Section numbers and subsections of the model code that are not California Amendments are shown in the matrix with the model code identification such as “UBC” or “NEC”.

3. **California Amendments:** Apply the California Amendments adopted by the State agency having jurisdiction over the building occupancy or building feature and marked for local enforcement. California Amendments are identified by the use of *italics* print. Plus, the identifier “CA” is stacked in the margin to further identify the State’s amendments to the model code language. The identifier “L” is printed along with the “CA” to identify California Amendments to be enforced by local building or fire officials.

All text not in *italic* font is model code language. A section or subsection of the code that is printed entirely in *italic* font is a California Amendment in its entirety and is not a modification of model code language. California Amendments may occur within a model code section or subsection to amend or add to the model code language. This is identified by the *italic* font and by the banner of the adopting State agency located within the section or subsection. Examples of California Amendments in Part 2 are:

- Section 1102A is a California Amendment in its entirety. Note the entire section is in *italic* font. Observe the banners “HCD-1AC” and “DSA/AC” at the beginning of the section and the adoption identified in the Matrix Adoption Tables.
- Section 310.1 is adopted and amended by the SFM by the addition of the R-2 series of occupancies. Note the “SFM” banner at the beginning of the addition and in *italic* font. Note the balance of subsection 310.1 with the Uniform Building Code language in standard font.
- Section 1004.2.2 is adopted only by the SFM, and is modified by the addition of Exception #7.

4. **Apply Only Adopted Model Code Language:** Do not apply CCR Title 24 provisions that are not adopted by the State agencies in building occupancies subject to the jurisdiction of the State agencies. Not all printed model code language in CCR Title 24 is adopted for all building occupancies. Sometimes only one or a few State agencies adopt a section of model code language in a specific chapter. Sometimes an entire chapter is not adopted by a State agency. The Matrix Adoption Tables identifies each adopted section or subsection of the code and the adopting State agency, if any. Examples from Part 2 are:

- Chapter 11 of the Uniform Building Code is printed in CCR Title 24 Part 2, but is not adopted. Instead, HCD and Division of the State Architect (DSA/AC) adopt Chapters 11A and 11B as a California Amendment. Chapter 11 is not even shown in the Matrix Adoption Tables of CCR Title 24, Part 2.
- Section 1003.3.1.3 of the Uniform Building Code is not adopted by any State agency. Instead, HCD and DSA/AC adopt section 1003.3.1.3a as a California Amendment.

For the building occupancies other than those subject to the jurisdiction of the State agencies, including the Building Standards Commission, local government jurisdictions may adopt the model code provisions not adopted by the State agencies.

